

153.0

0008

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
841,100 / 841,100
841,100 / 841,100
841,100 / 841,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		FISHER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WISDOM JACK L & CECILE H	
Owner 2:	
Owner 3:	

Street 1: 53 FISHER ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 6,156 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Wood Shingle Exterior and 2012 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	6156	Sq. Ft.	Site	0	80.	0.98	9										483,743					483,700
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IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							102285
							GIS Ref
							GIS Ref
							Insp Date
							03/10/18

Parcel ID	153.0-0008-0010.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,100	3300	6,156.	483,700	841,100	841,100	Year End Roll	12/18/2019
2019	101	FV	259,300	3300	6,156.	453,500	716,100	716,100	Year End Roll	1/3/2019
2018	101	FV	260,800	3300	6,156.	374,900	639,000	639,000	Year End Roll	12/20/2017
2017	101	FV	260,800	3300	6,156.	344,700	608,800	608,800	Year End Roll	1/3/2017
2016	101	FV	260,800	3300	6,156.	314,400	578,500	578,500	Year End	1/4/2016
2015	101	FV	250,200	3300	6,156.	308,400	561,900	561,900	Year End Roll	12/11/2014
2014	101	FV	250,200	3300	6,156.	286,600	540,100	540,100	Year End Roll	12/16/2013
2013	101	FV	250,200	3300	6,156.	272,700	526,200	526,200		12/13/2012

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes	19435-440 10/1/1988 230,000 No No Y	

BUILDING PERMITS	ACTIVITY INFORMATION
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment	Date Result By Name
5/19/2008 481 Redo Kit 19,000 G9 GR FY09 replace kitchen ca	3/10/2018 Meas/Inspect HS Hanne S
	3/18/2009 Inspected 189 PATRIOT
	1/14/2009 Measured 372 PATRIOT
	1/20/2000 Inspected 277 PATRIOT
	11/30/1999 Mailer Sent
	11/23/1999 Measured 264 PATRIOT
	7/24/1993 RV
Sign: VERIFICATION OF VISIT NOT DATA	/ / /



USER DEFINED

Prior Id # 1:	102285
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:11:12
LAST REV	
Date	Time
05/03/18	14:43:48
apro	
12069	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	05 - Garrison			Full Bath:	1	Rating:	Good	STAIRS TO ATTIC BSMT SINK.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:											
Sec Wall:		%		OthrFix:	1	Rating:	Average										
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good										
Color:	BEIGE			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Good										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1937	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:	G10	Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18.	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	3					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:		18.6	%	Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	135.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.24121618			General:									
Electric:	3 - Typical			Const Adj.:	0.98000199			COMPARABLE SALES				SUB AREA					
Insulation:	2 - Typical			Adj \$ / SQ:	164.213			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	82500												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:		LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	434954												
% Com Wall:		% Sprinkled:		Depreciation:	80901												
				Depreciated Total:	354052												
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 153.0-0008-0010.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		118X11	A	AV	1937	27.63	T	40	101			3,300		3,300
More: N				Total Yard Items:				3,300	Total Special Features:				Total:				3,300
SKETCH																	
<p>The sketch shows a rectangular property outline with internal room divisions. Labels include: PAT (Patio), FFL (First Floor), BMT (Basement), UAT (Upper Attic), SFL (Second Floor), EFP (Enclos Porch), and SF (Second Floor). Room sizes are indicated by numbers: 14, 14, 15, 4, 25, 16, 3, 22, 5, and 3. A small 'SFL' label is also present near the bottom left.</p>																	